	Coweta County Board of Commissioners **Public Hearing/Regular Meeting Session** **Minutes**	**22 East Broad Street** **Newnan, GA 30263** **www.coweta.ga.us** **Shannon Zerangue** **Fran Collins** **770.254.2601**

June 17, 2025 | **6:00 PM** | **Commission Chambers, 37 Perry Street, Newnan, GA 30263**

Coweta County Board of Commissioners

Roll Call/Call to Order

Attendee Name	Title	Status
Bill McKenzie	District 2 - Chairman	Present
John Reidelbach	District 4 - Vice Chairman	Present
Jeff Fisher	District 1	Present
Bob Blackburn	District 3	Present
Alphonso Smith	District 5	Absent
Michael Fouts	County Administrator	Present
Kelly Mickle	Assistant County Administrator	Present
Sandy Wisenbaker	Assistant County Administrator	Present
Tod Handley	Public Works Administrator	Present
Nathan Lee	County Attorney	Present
Fran Collins	Deputy County Clerk	Present

The Honorable Board of Commissioners of Coweta County, Georgia met in Public Hearing/Regular Meeting Session on Tuesday, June 17, 2025.

Meeting Called to Order

Chairman McKenzie called the meeting to order at 6:00 p.m.

Pledge of Allegiance

Chairman McKenzie led the Pledge of Allegiance.

Invocation

Invocation was given by Chairman McKenzie.

Notification of Location of Rules

Chairman McKenzie explained that the rules governing the meeting could be found on the County's website as well as on the table located in the lobby outside the meeting room.

Announcements and Comments from the Commissioners

Chairman McKenzie called for additional announcements and/or comments from the Board.

Speaking on behalf of the Board, Commissioner Blackburn extended heartfelt thanks to local utility companies and their dedicated crews for their hard work in restoring essential services following the recent storms. He acknowledged their swift response and strong commitment to the community, emphasizing that their efforts have not gone unnoticed. He expressed gratitude to every line worker, technician, and support staff member involved for their invaluable contributions.

Regular Session

Awards and Presentations

1. **Recognition of 911/EMA Director Michael Terrell and 911/EMA Assistant Director Nic Burgess**

Georgia Emergency Management/Homeland Security Area Field Coordinator Tim Reeve recognized 911/EMA Director Michael Terrell and 911/EMA Assistant Director Nic Burgess for earning the prestigious Georgia Professional Certified Emergency Manager (GPCEM) certification. He explained that the GPCEM is the highest level of state-recognized certification available to emergency management professionals in Georgia. This designation is reserved for individuals actively serving in Emergency Management roles and requires endorsement by either a local Emergency Management Director or the Chief Elected Official of their jurisdiction. To qualify, candidates must first meet the requirements of both the Georgia Basic and Advanced Certifications, which include completion of twenty (20) FEMA independent study courses, three hundred-twenty (320) hours of classroom training, and passing all associated exams with above-average scores. Additionally, applicants must have a minimum of five (5) years of service in Emergency Management-related roles. Candidates are also required to demonstrate the ability to develop, implement, and evaluate full-scale emergency exercises following Homeland Security Exercise and Evaluation Program guidelines. They must also complete an additional one hundred-fifty (150) hours of specialized training and provide documentation of at least five (5) significant contributions to the profession that go beyond their regular job duties. In closing, he noted that since the program began in 1999, only one hundred-sixteen (116) Emergency Managers across the state have achieved this elite certification.

On behalf of the Board, Chairman McKenzie expressed appreciation to Mr. Terrell and Mr. Burgess for their efforts, their willingness to go above and beyond, and for the services they provide.

Commissioner Riedelbach expressed appreciation to Mr. Terrell and Mr. Burgess and to all their staff at 911 for the tremendous job that they do.

2. **Information Regarding the Coweta County Hazard Mitigation Plan**

Administrator Fouts explained that staff is currently waiting for the City of Haralson to approve the Coweta County Hazard Mitigation Plan. All other municipalities have approved the plan. When approval is received from the City of Haralson, the plan will be submitted to the Georgia Emergency Management and Homeland Security Agency (GEMA/HS) for final approval.

Approval of Minutes

3. **Recommend Approval of the Minutes from the Public Hearing/Regular Meeting Session Held on June 3, 2025**

Motion to: Approve

The Board voted to approve the minutes from the Public Hearing/Regular Meeting Session held on Tuesday, June 3, 2025.

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Supplemental and Non-Agenda Items

There were no Supplemental or Non-Agenda items to be added for discussion.

Public Hearing

4. **Public Hearing Regarding Petition # REZ 25-04 Filed by Automobile Acceptance Corporation Requesting to Rezone Property Located at 8867 Highway 54, Sharpsburg - District 1**

Zoning Associate Nicole Blackwell presented Petition # 25-04 filed by Automobile Acceptance Corporation requesting to rezone property located at 8867 Highway 54, Sharpsburg (Parcel # 146-6154-001) from *C-8 (Heavy Commercial)* to *O-I (Office Institutional)* for the purposes of operating a call center for automobile contracts. She explained that the subject property consists of 0.92± acres, contains a 2,808 square-foot building constructed in 2020, and lies within the *QDCD (Quality Development Corridor Overlay District).* She further explained that the subject property was rezoned *to C-8 (Heavy Commercial)* under previous Petition # 010-19 on July 16, 2019, subject to eleven (11) conditions which have been met. The current zoning of the property limits its use to car dealerships and the applicant is looking to downzone the property for a call center for automobile contracts. In closing, she reviewed the zoning of surrounding properties, highlighted the factors considered by staff during the application process, and presented two (2) conditions for consideration by the Board should they choose to approve the rezoning request.

Mr. Robert L. Culver, applicant representative, explained that the business will handle automobile contracts, specifically, loans acquired from franchise and independent dealers across the southeastern region. The company currently employs twenty-three (23) staff, with approximately eight (8) to ten (10) employees expected to relocate to this area. He noted his strong working relationship with Trinity Christian School and his collaboration with its Chief Financial Officer, Norm Tapley, during the property's development. He emphasized that the business is well-suited for the location, will generate minimal traffic (employees only), will have no visitor activity, and has ample parking available.

In response to questions from Commissioner Reidelbach, Mr. Culver explained that the business only services automobile loan contracts, will not have visits from any clients or customers, and will not bring in any vehicles to the location except those belonging to the employees.

Chairman McKenzie called for comments in support of or in opposition to the proposed rezoning. There were none.

Motion to: Close the Public Hearing

The Board voted to close the Public Hearing regarding Petition # 25-04 filed by Automobile Acceptance Corporation requesting to rezone 0.92± acres located at 8867 Highway 54, Sharpsburg (Parcel # 146-6154-001) from *C-8 (Heavy Commercial)* to *O-I (Office Institutional).*

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Motion to: Approve

The Board voted to rezone 0.92± acres located at 8867 Highway 54, Sharpsburg from *C-8 (Heavy Commercial)* to *O-I (Office Institutional) as* requested in Petition # REZ 25-04 filed by Automobile Acceptance Corporation, subject to the following conditions:

1. The development shall comply with all applicable provisions of the *Coweta County Code of Ordinances* unless a variance is granted through the normal review process.
2. Any site or building lighting installed shall utilize full cutoff fixtures to prevent and eliminate direct illumination of adjacent properties and streets.

RESULT: Passed (4 to 0)
MOVER: Jeff Fisher
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

5. **Public Hearing Regarding Petition # REZ 25-01 Filed by Templar Development Group, LLC Requesting to Rezone Property Located Off Ishman Ballard Road, Newnan - District 2 - WITHDRAWN BY APPLICANT ON JUNE 9, 2025**

Chairman McKenzie explained that staff received a written formal request from the applicant to withdraw agenda item # 5 *Public Hearing Regarding Petition # 25-01 filed by Templar Development Group, LLC Requesting to Rezone Property Located off Ishman Ballard Road*, prior to the meeting.

Motion to: Approve Withdrawal and Amend the Agenda

The Board voted to approve a request to withdraw Petition # 25-01 filed by Templar Development Group, LLC requesting to rezone property located off Ishman Ballard Road, Newnan (Parcels # 048-5030-01B and # 049-5003-001) as requested by the applicant and to amend the agenda to remove this item from the agenda.

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Regular Session

Public Comments Regarding Items On the Agenda

Chairman McKenzie called for comments regarding any items on the agenda.

Administrator Fouts explained that a few citizens have signed up to address the Board regarding the proposed data center ordinance, but tonight's agenda only includes a request to set a Public Hearing on the July 15, 2025 regarding the proposed ordinance.

County Attorney Lee explained that it is up to the Board if they wish to allow comments regarding the data center ordinance or data center developments, but they would not be addressing the Board regarding items on the agenda, since the item that is on the agenda tonight is simply a request to set the Public Hearing.

Mr. Rich Atkinson, planner for Taylor Duma, LLP law firm that represents several clients, explained that he was unsure whether this was the time to address the Board regarding the data center ordinance.

In response to a question from Chairman McKenzie, Mr. Atkinson explained that he does not have a question specifically regarding the setting of the Public Hearing regarding the data center ordinance.

Mr. Neal Spradlin, representing Frazier Properties, addressed the Board regarding a request for a 24-month time extension associated with Condition # 5 of previous rezoning Petition # REZ 22-13 (agenda item # 6). He explained that the property was rezoned a couple of years ago and one of the conditions required that the applicant to obtain a building permit within a certain period of time. They are requesting an extension of 24-months. The requested time extension is because of some residential developments in the Senoia area have not proceeded at the pace they anticipated, which has negatively affected the feasibility of the project. In addition, construction costs have remained persistently high, and interest rates have also remained high. Most projects perform a feasibility study to compare costs versus revenue, and it has just not been there to support proceeding with the project to date.

Ms. Laura Beth, District 2, addressed the Board requesting to increase the time and the number of speakers allowed to speak at the Public Hearing regarding the proposed data center ordinance. She also requested that the Board hold a second meeting at a time and day more convenient for other people in the community.

Commissioner Reidelbach explained that Ms. Beth is confusing the Public Hearing with a community meeting and that only one (1) Public Hearing regarding the proposed data center ordinance is required.

Recommendations from Community Development and/or the Board of Zoning Appeals

6. **Request Direction from the Board Regarding Condition # 5 Associated with Previous Petition # REZ 22-13 Filed by Frazier Properties, Inc. for Property Located at the Corner of Old Hwy 85 and Morgan Road, Senoia - District 1**

   Zoning Associate Blackwell explained that at the Commission meeting held on June 21, 2022, the Board voted to rezone 3.372± acres located at the corner of Old Hwy 85 and Morgon Road, Senoia [Parcel # 156-1214-014 and # 156-1214-003 (partial)] from *RC* (*Rural Conservation*) to *C-8* (*Heavy Commercial*) as requested in Petition # REZ 22-13 filed by Frazier Properties, Inc, subject to thirteen (13) conditions. Condition # 5 requires that a building permit be obtained within a 36-month period, and as of June 17, 2025, a building permit has not been issued. Based on a letter dated June 5, 2025, the applicant is requesting a 24-month extension because of a delay in an anticipated residential development in Senoia which has negatively impacted the feasibility of the project, and persistently high construction costs and high interest rates negatively impacting the availability of funding. The applicant has also requested that condition # 5 be amended to state that the applicant shall obtain a Land Disturbance Permit (LDP) instead of a building permit on or before June 22, 2027, or the Board may initiate rezoning of the property.

   In response to a question from Commissioner Reidelbach, Ms. Blackwell explained that originally, applicants were given 36 months to obtain a building permit. Now, applicants must obtain a land disturbance permit (LDP) typically within an 18-month period.

   In response to a question from Commissioner Reidelbach, Community Development Director Jon Amason explained that a normal timeline to obtain a building depends upon several factors. However, from the time plans are submitted, permits can typically be issued within a 6-8 month period.

   In response to a question from Commissioner Fisher, Mr. Spradlin explained that there are some large residential developments (Pollard property) that were going to be annexed into the City of Senoia and developed along Old Hwy 85. Those are currently progressing, but it's taking much longer than anticipated. For a self-storage facility, the location needs a certain density of customers within its proximity and is an important part of their business model.

   Commissioner Blackburn noted that Frazier Properties has done an outstanding job on development in Coweta County.

Commissioner Reidelbach expressed concerns about continuing to establish new deadlines for projects.

Commissioner Fisher explained that the Pollard/Silver Springs property will probably break ground in 24-months, expressed concerns about continuing to grant time extensions for projects, and suggested that if this extension is granted, he would not recommend another one for this project.

Administrator Fouts explained that amending a condition of zoning (issuance of a land disturbance permit instead of a building permit), as requested by the applicant, would require a Public Hearing to comply with state law.

Motion to: Set a Public Hearing

The Board voted to set a Public Hearing on the second meeting in June 2027 (date to be determined) at 6:00 p.m. regarding possible rezoning of 3.372± acres located at the corner of Old Hwy 85 and Morgon Road, Senoia [Parcel # 156-1214-014 and # 156-1214-003 (partial)] from *C-8* (*Heavy Commercial*) back to *RC* (*Rural Conservation*) associated with Condition # 5 of previous Petition # REZ 22-13 filed by Frazier Properties, Inc. thereby granting the applicant a 24-month extension to obtain a building permit.

RESULT: Passed (4 to 0)
MOVER: Jeff Fisher
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

7. **Request to Set a Public Hearing on July 15, 2025, Regarding Proposed Amendments to Appendix A. Zoning and Development, Article 18. LM Light Industrial District and Article 19. Industrial District of the Coweta County Code of Ordinances Associated with Data Centers**

Motion to: Set a Public Hearing

The Board voted to set a Public Hearing for Tuesday, July 15, 2025, at 6:00 p.m. regarding proposed amendments to *Appendix A. Zoning and Development, Article 18. Light Industrial District, Section 182 - Conditional Uses,* and *Article 19. Industrial District, Section 191 - Permitted Uses* of the *Coweta County Code of Ordinances* associated with Data Centers.

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Unfinished Business

8. **Request Appointments to Various Boards/Authorities**

   No action was taken by the Board regarding appointments to various boards/authorities.

New Business

Bids and Contracts

9. **Request Approval/Execution of a Contract with Velosimo Associated with an Accela to Laserfiche Connector to be Utilized by Community Development**

   Administrator Fouts explained that state law requires the Coweta County Community Development Department to retain certain documents in an approved record retention service. Retention of documents that are processed in Accela for permits, licenses, and zoning applications are currently only retained in Accela and not in the County's permanent repository, Laserfiche. A connector to Laserfiche via Velosimo will allow staff to automate the back-up of required documents from Accela to Laserfiche to ensure compliance with state requirements.

   Motion to: Execute

   The Board voted to execute a contract with Velosimo in the amount of $8,800 associated with an Accela to Laserfiche connector to be utilized by Community Development.

   RESULT: Passed (4 to 0)
   MOVER: Bill McKenzie
   SECONDER: John Reidelbach
   AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
   ABSENT: Alphonso Smith

10. **Request Approval/Execution of an Environmental Covenant Agreement with Magna Seating and the Georgia Environmental Protection Division Associated with Property Located at 50 Selt Road, Newnan - District 3**

    Administrator Fouts explained that because of groundwater contamination from nearby properties that are adjacent to County-owned properties and facilities, the owners of the properties have been required to perform ongoing testing of groundwater in the area. Based on the results of the groundwater testing, it has been determined that groundwater contamination extends beyond the limits of the owners' property and has also contaminated the groundwater beneath the County's property. An environmental covenant that would limit the County's use of groundwater as drinking water has been provided for County's approval and execution for property located at 50 Selt Road, Newnan.

Motion to: Execute

The Board voted to execute an Environmental Covenant Agreement with Magna Seating of America, Inc. and the Georgia Environmental Protection Division (EPD) to limit the County's use of groundwater as drinking water for property located at 50 Selt Road, Newnan.

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Additional Action Items

11. **Request Approval/Execution of a Proposed Amendment to Chapter 10. Animals of the Coweta County Code of Ordinances**

Administrator Fouts explained that, based upon direction from the Board, proposed amendments to *Chapter 10. Animals* of the *Coweta County Code of Ordinances* would revoke *Section 10-152* removing the existing citizen-based animal services board. Further, as authorized by O.C.G.A. § 4-8-23, the proposed amendments to *Sections 10-152* and *10-153* would redirect the hearing process for the classification of dangerous or vicious dogs to the Probate Court of Coweta County. If the Board does approve the amendment, staff recommends that it become effective on July 1, 2025.

Commissioner Fisher explained that he does not support the proposed amendments because, although a probate judge can do an impartial and unbiased job, he likes the fact that the Animal Services Board has members of the public that include some backgrounds that specialize in animals. He believes they are better suited than a judge to determine whether an animal is dangerous in many instances and that the Board should require further qualifications and training to be able to more thoroughly identify a dangerous animal. He feels that with better qualifications and training, the current Animal Services Board would be better suited to be able to determine if an animal is dangerous because a judge may not have dealings with animals at any time.

Chairman McKenzie explained that he supports the idea of the judge hearing dangerous animal cases because they can be more impartial. Further, if Probate Court Judge Markham is willing to serve in this role, he believes this will benefit the county.

In response to a question from Commissioner Reidelbach, County Attorney Nathan Lee explained that the primary challenge is that everyone has the right to legal representation in these appeal hearings, but the County Attorney only becomes involved when an attorney is representing one of the parties. The Animal Services Board is not equipped to handle legal objections or evaluate evidence, because they are not trained in the rules of evidence or legal procedure. This becomes particularly difficult when a defense attorney raises objections or introduces complex issues like hearsay or expert testimony. While the Animal Services Board does commendable work, it's challenging for a non-legal body to serve effectively as both judge and jury. Often, when an attorney is present, it signals a potential lawsuit between parties, and the Animal Services Board, like the Animal Services Officers, can get caught in the middle of broader legal disputes.

In response to a question from Commissioner Fisher, Administrator Fouts suggested that, should the Board choose, the ordinance could be amended to include verbiage regarding training requirements or qualifications for the members of the Animal Services Board.

County Attorney Lee explained that he would have to research the scope of responsibilities of the members of the Animal Services Board, but they only uphold or downgrade the classification of a dangerous vicious dog, which is a determination made by an Animal Services Officer.

Motion to: Defer

The Board voted to defer further discussion or decision regarding proposed amendments to *Chapter 10. Animals* of the *Coweta County Code of Ordinances* associated with redirection of the hearing process for the classification of dangerous or vicious dogs to August 5, 2025 at 6:00 p.m..

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Bob Blackburn
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

12. **Request Approval/Execution of a Proposed Amendment to Chapter 26. Emergency Services of the Coweta County Code of Ordinances**

Assistant County Administrator Wisenbaker explained that O.C.G.A. § 46-5-136 calls for the creation of an advisory board consisting of the Sheriff and representatives from other public safety agencies which respond to emergency calls under the 9-1-1 system, and other individuals knowledgeable of emergency 9-1-1 systems and the emergency needs of the citizens of the local government. Staff has drafted an ordinance amendment that would create the Coweta County Emergency 911 Advisory Board in accordance with O.C.G.A. § 46-5-136, for the purposes of coordinating and facilitating the improvement of, and the maintenance of, a quality emergency communication system in Coweta County.

In response to a question from Chairman McKenzie, Ms. Wisenbaker explained that the advisory Board will make recommendations to the Board of Commissioners.

Commissioner Reidelbach recommended amending the proposed ordinance to specify that if there is a designee for members 1-12, the designee must me named dn work for the entity and that the citizen member will be designated by the advisory Board.

Motion to: Execute

The Board voted to execute an amendment to *Chapter 26. Emergency Services* of the *Coweta County Code of Ordinances* associated with the creation of the Coweta County Emergency 911 Advisory Board to become effective on Tuesday, July 1, 2025.

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

13. **Request Approval/Execution of the Sixth Amendment to the Coweta County Employee Handbook**

Administrator Fouts explained that on August 18, 2018, the Board voted to adopt the Coweta County Employee Handbook to become effective on October 1, 2018. Since 2018, five (5) amendments have been adopted by the Board. Staff is proposing amendments to the Handbook that focus on organizational clean-up in the first half of the document, effectively from the *Definitions* section through *Chapter 1200 Attendance, Overtime, Holidays and Leave*. Additional changes include:

- Section 100 - Abandonment of Position – definition deleted based upon amendment previously adopted in October 2024 (Section 902, subsection 2).
- Section 100 – Defined “Green Factors”; term referenced in Section 708, subsection 7.
- Section 201 – Introduction. Deleted and replaced with Mission Statement and Values.
- Section 517 – Rehired Employees and Section 518 – Employee Transfers. Clarification within language based upon practical application to alleviate future confusion.

- Section 603 – Other Post-Employment Benefits for Employees Employed Full-Time on or Before December 31, 2014. No substantive changes from current practice/policy. Subsections written and re-organized to clarify and simplify.
- Section 604 – Other Employer Provided Benefits – changes reflect current practice.
- Addition of Section 609 – Tuition Assistance Program. Creates a Tuition Assistance Program to provide reimbursement for tuition expenses incurred by employee pursuing a formal degree that is work-related and benefits the County and the employee. Sets forth eligibility requirements, process, and maximum reimbursement amount. Program usage would only occur when funds are allocated in the annual budget adopted by the BOC.
- Section 710 - Verification of References – amended to: Candidate Screening. Adds provision for review of a candidate's social media presence during screening process.
- Section 711 – Qualification Examinations. Amends subsection 5., regarding timeframe within which to request and consequently challenge examination results from "a reasonable time period" to within five business days. Amends subsection 6 regarding adjustment of errors on examinations. Allegations of errors to occur within five days of announcement of results.
- Section 802 – Original Hire. Subsection 2. - Addition of language acknowledging "pooled" part-time positions.
- Section 803 – Working Test Period. Subsection 1. Clarification of timeframe for duration of working test period as it relates to different scenarios to add guidance for employees.
- Section 809 – Temporary Work at a Higher Grade or Emergency Assignment. Expands circumstances so that employees who take on additional duties outside of employee's scope of work, but that do not align with a higher graded position, may be eligible for a temporary five percent increase in pay.
- Section 902 – Types of Separation. Subsection 6. Retirement. Clarification that an employee may not "retire" unless eligible to retire in accordance with applicable plan provisions of a County or State of Georgia sponsored retirement plan. If attempt to "retire" and not eligible, then will be considered a resignation.
- Section 1002 – Prohibited Conduct Generally. The list set forth in Section 1011 – Dismissal has been combined with the list provided in Section 1002 – Prohibited Conduct Generally to have one consolidated list of prohibited conduct.
- Section 1004 – Performance Counseling. Expands upon current provision by setting forth written performance improvement plan (PIP) to give employees clear guidance on what should be done to improve.
- Section 1008 Suspension Without Pay. Subsection (b) Suspension Pending a Court Decision removed because this recourse is already available based upon provisions in Section 1002 – Prohibited Conduct Generally and/or Section 1214 – Administrative Leave. Section 1008 - Subsection 2. Addition of language which provides that if drug/alcohol test comes back negative, employee will be made

whole (i.e., leave restore, pay reinstated).

- Section 1009 – Administrative Leave. Removed to alleviate confusion (see also, Section 1214).
- Section 1011 – Dismissal. As referenced above, the list of bad conduct within this section was combined with Section 1002 – Prohibited Conduct Generally. Section 1011 now serves as a reference point directing to other applicable sections for circumstances warranting and processes to follow when dismissal applicable.
- Section 1204 Annual Leave. Subsection 3. a. and 3. e. – changes rate of annual accrual rate. Subsection 3.b. – Employees who separate from the County will not be paid out annual leave unless they have at least five (5) years of service.
- Section 1205 – Sick Leave. Subsection 8. added to provide for a buy-back of unused sick leave. Buy-back upon eligibility at two thresholds. 1) If Employee has minimum of 240 hours sick leave available and has used 24 hours or less of sick leave in the year, then eligible buy-back amount would be 24 hours. 2) If Employee has minimum of 400 hours sick leave available and has used 24 hours or less of sick leave in the year, then eligible buy-back amount would be 48 hours.

Motion to: Execute

The Board voted to execute a Resolution to Adopt the Sixth Amendment to the Employee Handbook to become effective as follows:

- Changes to Section 1204 to become effective July 21, 2025
- All other changes to become effective July 1, 2025

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

14. **Request Acceptance of the Fiscal Year 2026 Family Treatment Court Grant Award**

Assistant County Administrator Wisenbaker explained that the Coweta County Family Treatment Court applied for a Fiscal Year 2026 grant through the Criminal Justice Coordinating Council (CJCC). The awarded amount is $200,550 with matching funds of $35,391 that will be covered by participants' fees. The grant will be used to provide personnel, drug screening, therapies and basic supplies.

Motion to: Accept

The Board voted to accept the Fiscal Year 2026 state grant award of $200,550 for the Family Treatment Court, to approve the related matching funds of $35,391, and to designate the County Administrator as the authorized official to execute any associated documents.

RESULT: Passed (4 to 0)
MOVER: Bill McKenzie
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

15. **Request Acceptance of the Fiscal Year 2026 Accountability Court Grant Awards**

Assistant County Administrator Wisenbaker explained that the Coweta County Accountability Courts applied for Fiscal Year 2026 grants through the Council of Accountability Court Judges (CACJ) and Criminal Justice Coordinating Council (CJCC). These grants fund basic operations including personnel, therapy services, drug testing, and basic supplies. The grant award totals are $281,706 for Drug Court which includes a veterans and mental health track and a match requirement of $49,713 (covered by participant fees) and $108,081 for DUI Court and a match requirement of $19,073 (covered by participant fees).

Motion to: Accept

The Board voted to accept the following Fiscal Year 2026 Council of Accountability Court Judges (CACJ) and Criminal Justice Coordinating Council (CJCC) state grant awards for each of the Coweta County Accountability Courts, to approve the related matching funds, and to designate the County Administrator as the Authorized Official to execute any related documents:

- Drug Court/Veterans Court: $281,706 with a match requirement of $49,713 (from participant fees)
- DUI Court: $108,081 with a match requirement of $19,073 (from participant fees)

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

16. **Request to Set a Public Hearing on July 15, 2025 Regarding the Proposed Fiscal Year 2026 Budget**

Motion to: Set a Public Hearing

The Board voted to set a Public Hearing on Tuesday, July 15, 2025 at 6:00 p.m. regarding the proposed Fiscal Year 2026 budget.

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: Jeff Fisher
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

17. **Request Approval to Surplus and Donate Manual Medical Stretchers Previously Utilized by Coweta County Fire Rescue**

Administrator Fouts explained that Coweta County Fire Rescue currently has two (2) manual-loading stretchers that have reached the end of their operational life. The units are no longer compatible with the department's current power load systems and are therefore unusable within existing operational protocols. Both are currently on loan to Piedmont Newnan Hospital (PNH), where they are used to assist in the transfer of patients from Fire Rescue's care to hospital care and to reduce wait times. PNH has expressed interest in continuing to utilize the stretchers for this purpose and has agreed to assume responsibility for their maintenance and proper use moving forward.

Motion to: Approve

The Board voted to surplus the following two (2) out-of-service manual stretchers according to County procedures and to approve their donation to Piedmont Newnan Hospital, which has agreed to retain them for continued use in patient transfers and to assume full responsibility for their maintenance and proper use:

- Stryker MX-PRO 3 Stretcher, Serial #090439353
- Stryker MX-PRO 3 Stretcher, Serial #606392216

RESULT: Passed (4 to 0)
MOVER: John Reidelbach
SECONDER: Bill McKenzie
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Supplemental and Non-Agenda Items

There were no Supplemental or Non-Agenda items to be discussed.

Public Comments Regarding Items Not on the Agenda

Chairman McKenzie called for comments regarding any items not on the agenda.

Mr. Chuck Conerly, applicant representative, addressed the Board regarding previous Petition # REZ 23-09 filed by Pulte Home Company, LLC (dba Del Webb Newnan). He explained that on July 11, 2023, the Board voted to rezone property located between Hollz

Parkway and Posey Road from *RC* (*Rural Conservation*) to *RRCC* (*Residential Retirement Community and Care District*). Zoning Condition # 28 required the applicant to obtain a land disturbance permit (LDP) within a 12-month period. On July 2, 2024, the Board voted to grant a 12-month extension and set a Public Hearing on July 15, 2025, to possibly rezone the property back to *RC* (*Rural Conservation*). He explained that a letter has been submitted to staff requesting an additional 6-month extension, which would run through January 12, 2026. The time extension is related to the size, scope, and complexity of the project and because of the four (4) off-site transportation improvements, including the extension of Hollz Parkway.

Mr. Rick Martin, Director of Land Acquisition for Pulte Group, addressed the Board regarding previous Petition # REZ 23-09 filed by Pulte Home Company, LLC (dba Del Webb Newnan). He explained that some of the circumstances for the additional time extension also include the roundabout project at Posey Road, the Windermere Circle/Posey Road expansion, and the turn lane at Baker Road, with all of these transportation improvements being in conjunction with the Hollz Parkway roundabout. They are close to where they need to be and are focused now on the Hollz Parkway land disturbance permit (LDP) and the first phase of the development. During the preliminary plat approval process, there was an issue with sewer, and they thought their remedy was going to be approved. However, they discovered in the last six weeks that, as part of the North Industrial Sewer Improvement Project, the Coweta County Water and Sewerage Authority (CCW&SA) requested that they expand their sewer project commitment to include a force main. They have worked out an agreement with the CCW&SA and the County to be able to proceed.

The following citizens addressed the Board regarding the need for roundtable discussions between the County, community representatives and technical experts regarding data centers and a data center ordinance. They expressed concerns about the discrepancy in forecasted economic benefits from Project Sail, the location and size of the proposed project, drain on power sources and water, not acting in the best interests of the local community, benefits going to companies outside the county or state, depreciation of servers within four years and decreased revenue generation.

- Mr. Neal Wolfe, Thomaston Street, Newnan
- Mr. Robert Lytten, Wagers Mill Road, Newnan

Ms. Connie Lytten, Wagers Mill Road, Newnan, explained that she participated in a tour of data centers last week with members of the Board, staff, and developers. She encouraged the Board to draft a strong ordinance to protect Coweta County because of the number of data centers that wish to locate in the county. She also encouraged the Board to specify the type of cooling systems allowed in the ordinance and encouraged them to visit the proposed Project Sail site on Wagers Mill Road.

Mr. Jay Boren, CEO of the Coweta County Water and Sewerage Authority (CCW&SA), explained that they are working on an agreement with Pulte Home Company, LLC to install a 24- inch gravity line for sewer treatment for their project and to accommodate future growth in the county.

Administrator Fouts explained that there will be an easement agreement for the sewer line that extends to Whitlock Park. Ms. Sarah Jacobs, CEO of the Coweta County Development Authority, and County Attorney Lee have been in discussion regarding the property. It has been titled under the Coweta County Development Authority since 1984, so the easement would have to be granted through the Development Authority. However, staff believes a better approach would be for the property to be transferred to Coweta County and the easement considered by the Board.

In response to a question from Commissioner Reidelbach, Administrator Fouts explained that the delays referenced by Mr. Martin are related to the agreement that is needed between the CCW&SA and Pulte (Del Webb), not the easement agreement with the County.

Executive Session - In accordance with O.C.G.A. § 50-14-2

Motion to: Enter Into Executive Session

The Board voted to enter into Executive Session for the purposes of discussing personnel and litigation issues.

Members in attendance included Chairman McKenzie, Commissioner Blackburn, Commissioner Reidelbach, and Commissioner Fisher. Commissioner Al Smith was absent. Staff members in attendance included Administrator Fouts, Assistant Administrator Mickle, Assistant Administrator Wisenbaker, Public Works Administrator Handley, Attorney Lee, and Deputy County Clerk Collins.

Community and Human Resources Director Patricia Palmer was present for a discussion regarding a personnel issue. Community Development Director Jon Amason and Assistant Community Development Director Ben Sewell were present for a discussion regarding a litigation issue.

RESULT: Passed (4 to 0)
MOVER: Bob Blackburn
SECONDER: John Reidelbach
AYES: Bill McKenzie, John Reidelbach, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith

Regular Session

Commissioner Reidelbach exited the meeting.

Motion to: Return to Regular Session

The Board discussed personnel and litigation issues during Executive Session and voted to return to Regular Session.

RESULT: Passed (3 to 0)
MOVER: Bob Blackburn
SECONDER: Bill McKenzie
AYES: Bill McKenzie, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith, John Reidelbach

Affidavit

Motion to: Execute

The Board voted to execute an Affidavit and Resolution for Executive Session.

RESULT: Passed (3 to 0)
MOVER: Jeff Fisher
SECONDER: Bob Blackburn
AYES: Bill McKenzie, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith, John Reidelbach

Adjournment

Motion to: Adjourn

The Board voted to adjourn the meeting.

RESULT: Passed (3 to 0)
MOVER: Jeff Fisher
SECONDER: Bob Blackburn
AYES: Bill McKenzie, Jeff Fisher, Bob Blackburn
ABSENT: Alphonso Smith, John Reidelbach